

FOR LEASE

Former Shari's
Restaurant Space



Offered at:
Available:

\$24/SF, NNN
4,549SF +/-

1401 Lakeside Ct
Yakima, WA 98902

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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$24/SF, NNN
Building Size:	4,549SF +/-
Monthly Base Rent:	\$9,098/month, NNN
Estimated NNN's/CAM's:	\$6.65/SF +/-
Parking Ratio:	1 stall/91SF +/-
Zoning:	SCC
Parcel Number:	181315-12406

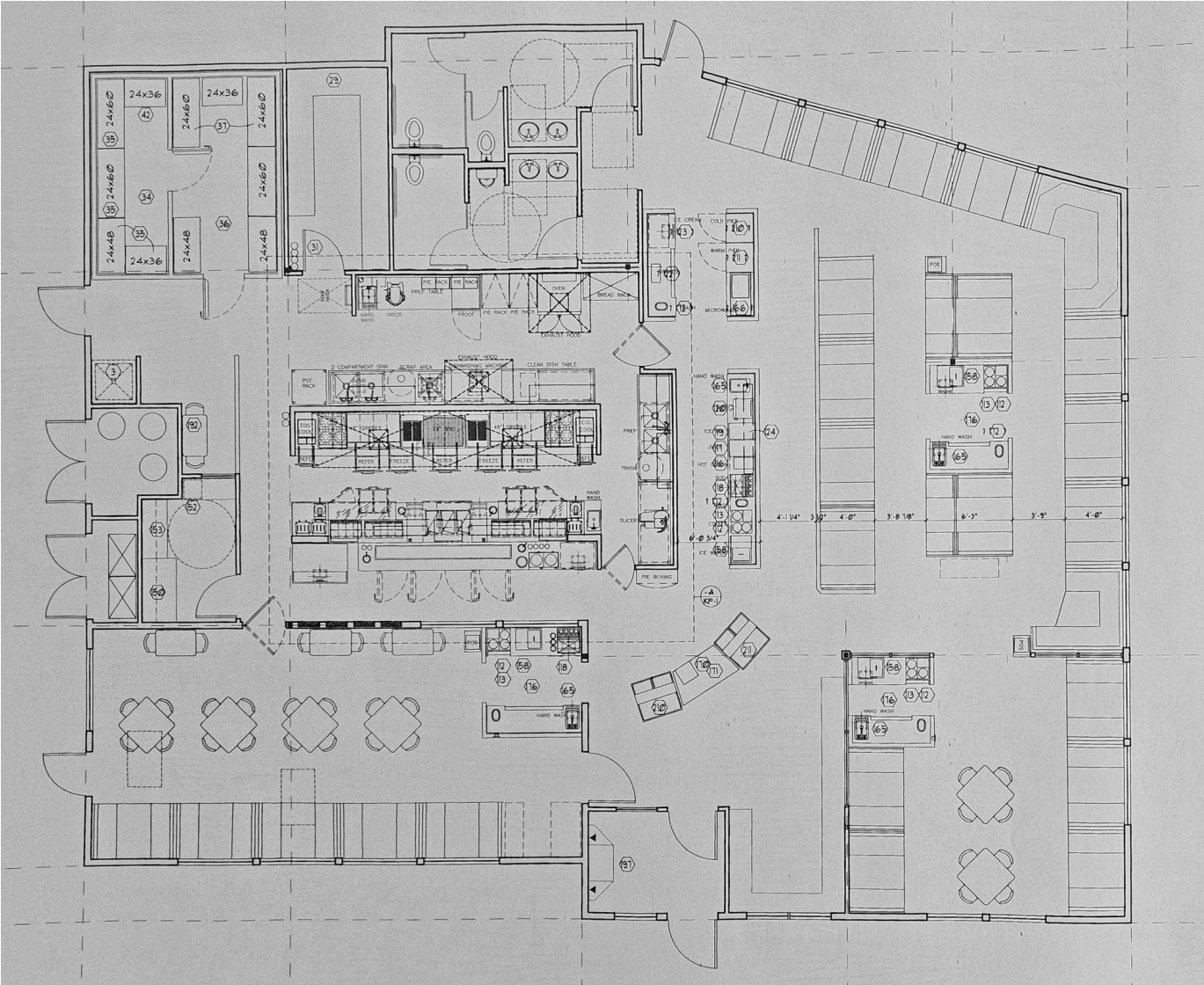
PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease a restaurant formerly occupied by Shari's.

Exceptionally well located at the entrance to Lakeside Court, west Yakima's preeminent professional park, and near the N 40th Ave corridor with excellent visibility and freeway access, the building is well positioned to capitalize on an underserved west Yakima submarket area that will support more restaurants.

Building includes all remaining furniture, fixtures, kitchen equipment and a double-walk in cooler left behind by Shari's, though the landlord makes no representations or warranties as to their condition.

Floor Plan



Highlights

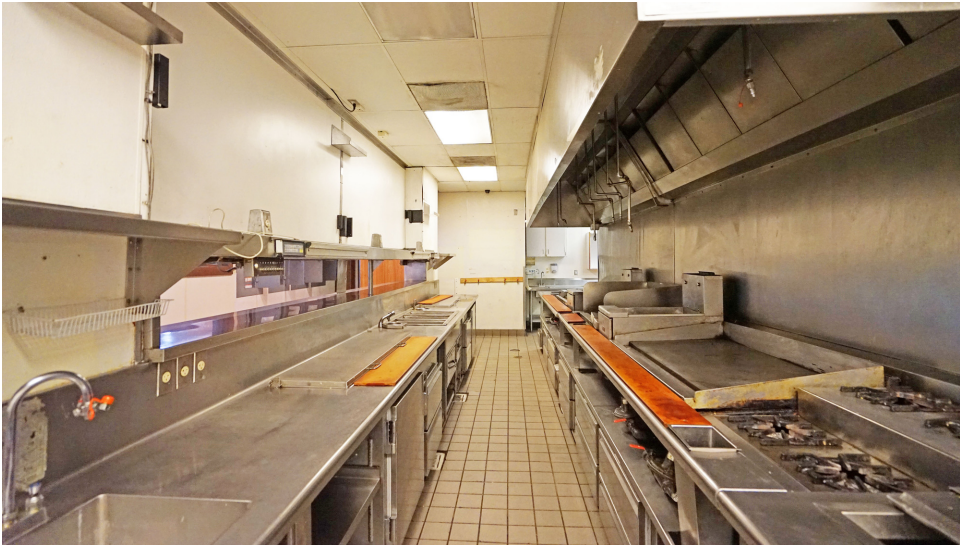


PROPERTY HIGHLIGHTS

- Extraordinary west Yakima location with strong demographics and located in an underserved submarket area.
- Nearby retailers include Fred Meyer, Starbucks, McDonald's, Comfort Suites, Bi-Mart, O'Reilly's, Taco Bell and others.
- Plentiful parking that far exceeds municipal requirements totaling 85 stalls between two buildings (1 stall per 91/SF +/-).
- Includes furniture, fixtures, kitchen equipment and a double walk-in cooler (landlord makes no representations as to the condition of the FFE).
- Existing layout provides for up to approximately 138 guests.
- Large pylon sign visible from I-82.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,317	25,163	45,893
Total Population	4,802	65,916	125,470
Average HH Income	\$78,500	\$81,244	\$79,812

Interior Photos



Additional Photo



Nearby Retailers



Aerial

